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**S-4298**  
**TRILOGY LAFAYETTE HEALTHCARE CAMPUS**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**April 12, 2012**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner and property owner MS Lafayette, LLC, represented by Dennis Dechow, as well as surveyor Brady Kuhn from Weihe Engineers, Inc., is seeking primary approval for 3 lots on 17.001 acres, located on the west side of Creasy Lane, just opposite St. Francis Way, in Lafayette, Fairfield 35 (SW) 23-4.

**AREA ZONING PATTERNS:**

The majority of the site is zoned GB, General Business, although a triangular-shaped portion along the west property line is zoned R1A, Single-family residential, moderate density. (The part of this subdivision request that is zoned R1A is almost entirely used as a retention pond and drainage easement.)

R1A zoning is in place to the west. GB zoning is adjacent to the site in all other directions except for a small sliver of R3 zoning adjacent to the northwest across the Wilson Ditch, and MR, Medical Related zoning to the east across Creasy.

**AREA LAND USE PATTERNS:**

All of the existing buildings on site will be located on proposed Lot 1: the main building called "The Health Center at Creasy Springs" and a secondary building housing the Alzheimer's unit called, "The Legacy at Creasy Springs." Lots 2 and 3 are unimproved. Properties immediately to the north and south are also unimproved, with a Subaru dealer farther to the north, and a former car dealer to the south at the corner of SR 38 and Creasy. A self-storage business is also adjacent to the south. Country Charm Subdivision is adjacent to the west; and St. Elizabeth East Hospital is across Creasy Lane to the east.

**TRAFFIC AND TRANSPORTATION:**

Creasy Lane is a primary arterial according to the adopted *Thoroughfare Plan*. The only driveway into the site is located opposite St. Francis Way, an intersection with a stoplight which is the main entryway into the hospital campus east of Creasy.

The required 40' half-width right-of-way has already been dedicated to the public, so no additional dedication (or mortgage release) is necessary. The city is requiring a "no vehicular access" statement along the entire frontage except for the existing driveway.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City sewer and water serve the site; no additional utility easements are needed. Any additional drainage work that might be necessary will be imposed and approved by the City Engineer's Office at the time of building permit issuance.

**CONFORMANCE WITH UZO REQUIREMENTS:**

All building setbacks shown are correct. No buffering is necessary; lot width and area are sufficient to meet ordinance standards.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Creasy Lane right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

5. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.